



Department of Planning, Housing, & Community Development

Mayor, Richard C. David

Director, Jennie Skeadas-Sherry

Date: 20 August 2014
To: Commission on Architecture & Urban Design Members
Subject: **31 Lewis Street – Rooftop Addition**
Tax ID: 160.25-2-26
Case: CAUD 2014-40
Copies: T. Costello; F. Whitney; file

A. Review Requested

On 15 August 2014, Frank Whitney, the property owner, submitted a Design Review application for the property located at 31 Lewis Street, known as the Kilmer Building. The property is a designated Local Landmark Property, located in the Rail Terminal Local and National Register Historic District. All exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD) prior to any work being done.

B. Proposal

The Applicant has proposed to construct a new, rooftop addition on the building. The Applicant would install a new concrete slab on the roof, in two (2) sections. The main section would be two feet (2') above the roof level; the secondary section would be one foot (1') above the roof level. The main section would be approximately 2,307 square feet in area. On this main section, the Applicant would construct a quonset hut style addition, approximately sixteen feet (16') tall at its apex. The side and rear walls would be metal, while the front wall (south facing) would be glass. The remainder of the main concrete slab would be uncovered, with a handrail around the parameter of the slab. The secondary concrete slab would be approximately 1,220 square feet in area. This would have a matching handrail around the parameter, and would include five (5) planter beds, each approximately 92 square feet each (5'6" by 16'9"). There would be a 160 square foot glass enclosure, which would serve as the transition between the two sections as well as the location of the stairs to the rooftop area, which would lead up from the 6th floor of the building.

The concrete slabs would be located approximately 28 feet back from the front façade of the existing building, and 20 feet back from the western façade of the building. The quonset hut structure would be 46 feet back from the front façade and 55 feet back from the western façade. The glass enclosure for the stairs would be 64 feet back from the front façade and 45 feet back from the western façade.

The Applicant has stated that this rooftop area would be used of amenity space for the building's tenants. It would not be rented out to outside parties.

Both of the existing elevator towers on the roof are to remain.

C. Property History and Condition

Year of Construction	1903
Land Use	Industrial and Commercial
Significance	The Kilmer Building is an excellent example of an early 20 th Century industrial block in the City. It is representative of the Second Renaissance Revival style of architecture in its use of brick and rusticated stone, horizontal divisions, and individual articulation of the stories. The building is also significant for its association with Jonas Kilmer, who was a significant business leader locally. Jonas Kilmer and, later, his son Willis Sharpe Kilmer are most well known for the locally produced proprietary medicine, “Swamp Root.”

D. Historic Design Guidelines

The Historic Design Guidelines make the following applicable recommendations regarding additions to historic structures:

- Retain historic character-defining features when planning alterations and additions.
- Additions should be subordinate to the primary historic structure. Additions should be designed in such a way that they minimize their visual impact on the building.
- Additions should have the same relationship of solids to voids as the historic portion of the building. Windows and doors should relate in size, shape, scale, and proportion.
- Complementary materials and detailing should be utilized on new additions.
- Contemporary designs are appropriate when they are compatible with the overall character of the original building.
- Additions should be located on secondary elevations.
- An additional full floor should never be added to the top of an existing historic building. Partial height additions at the rear of the structure may be appropriate if they are not visible from the street.
- Respect original roof forms. Roofs on additions should complement existing roof profile and shape.

E. Staff Findings

Rooftop additions should always be reviewed carefully to determine what impacts they may have on the character of the building and/or the district.

F. Photographs





















